

Loges, Michael J.

From: Justin Bickle <jb@columbusregion.com>
Sent: Wednesday, September 13, 2017 8:40 AM
To: Loges, Michael J.
Subject: FW: Project Ares - JobsOhio incentive doc
Attachments: Project [REDACTED] Projections Table[3].xlsx

Electronic copy for you...

Justin T. Bickle
Director, Project Management

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From: Justin Bickle <jb@columbusregion.com>
Date: Wednesday, September 13, 2017 at 8:38 AM
To: "Harris, Quinten L." <QLHarris@columbus.gov>, "srschoeny@columbus.gov" <srschoeny@columbus.gov>
Subject: Project Ares - JobsOhio incentive doc

Printed this off for the meeting this morning. Shared w/ Quinten that it will likely change by week's end, as JO is confirming their assumptions w/ Amazon...will relay to you guys once complete.

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Loges, Michael J.

From: Harris, Quinten L.
Sent: Wednesday, September 13, 2017 4:28 PM
To: Schoeny, Steven R.
Cc: Loges, Michael J.
Subject: Incentive Questions for Discussion - Project Ares

Importance: High

Steve,

Per our conversation yesterday, the list below are items we need to assess whether we will incentivize for Project Ares, some of which we have never offered before, in addition to a JGI; Economic Development Net Profit Tax Incentive and/or a real property tax abatement (EZ/CRA). The list is below:

- Free Land:
 - Peninsula acreage, or
 - land bank site(s) the City own (if appropriate);
- Site Prep or LEED Grants (Capital Dollars)
- Utility incentives/grants - Will the City consider providing some sort of discount on:
 - Water & Sewer;
 - Fiber;
 - Electric Service
- Permitting & Fee Reductions:
 - Waive Tap Fee's
 - Waive Building & Zoning Permitting Fee's

Other non-incentive items but potential carrots that could be presented:

- Will the city consider executing a master agreement to allow Amazon to test their products on non-mission critical city systems?
- Will the city of Columbus consider executing a master agreement with Amazon Web Services for all future data storage needs?

Quinten

Quinten L. Harris, JD/MPA

Deputy Director for Jobs and Economic Development

THE CITY OF
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Loges, Michael J.

From: Justin Bickle <jb@columbusregion.com>
Sent: Wednesday, September 20, 2017 1:08 PM
To: Loges, Michael J.; Harris, Quinten L.; Schoeny, Steven R.
Cc: Matt McQuade
Subject: Project Ares - confirmed 5-year ramp schedule
Attachments: HQ2 Projections Table (2).xlsx

Importance: High

All:

Please see the attached spreadsheet created by JobsOhio. This ramp-up schedule has been confirmed by the company and JO intends on utilizing the 5-year projections for incentive planning purposes. Let me know if you have any questions.

Best,
Justin T. Bickle
Director, Project Management

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Loges, Michael J.

From: Loges, Michael J.
Sent: Monday, September 25, 2017 2:55 PM
To: Adam Flatto; Jonathan Schmerin; Mike Whitman; Matthew G. Kallner; Katelyn Merick; Nina Hazelrigg
Cc: km@columbusregion.com; 'Matt McQuade'; 'Justin Bickle'; Schoeny, Steven R.; Harris, Quinten L.; Loges, Michael J.
Subject: Project Ares - Easton
Attachments: Michael J Loges.vcf; Ares - HQ2 RFP (Provided by client).pdf

Adam et al,

Thank you for your interest in working with the City of Columbus and Columbus 2020, our Regional economic development partner, to attract new businesses to Columbus.

As we have discussed, the City of Columbus is pursuing a new project, "PROJECT ARES," for which we believe your property could be a part of our real estate solution. **From this movement forward, all communication is to be absent of the client name. Use only the name "PROJECT ARES".**

Please review the attached RFP made public on September 7th.

The City of Columbus and Columbus 2020 must present the following information for each site included in the proposal and are looking to your group to structure a submission that would address:

1. General site information (map, size (acreage), dimensions, limitations (wetlands))
2. Proposed ownership structure
3. Zoning information
4. Utility information
5. Timing/availability
6. Proposed tie to sustainability

Additionally, the proposal as a whole will address a variety of community attributes/characteristics to best position the City/Region for success. Areas of focus as you might expect will include:

- Access to talent,
- Higher education partnership,
- Market access (highways, airport access) and transit (Smart Columbus, bikeways and trails, mass transit, etc.),
- Quality of life (cost of living, recreation, diversity & availability of housing options near proposed sites), and
- Incentives/tax climate, etc.

Thank you for your assistance in this matter and your continued work to improve our city. Should you have any questions, please don't hesitate to contact Director Schoeny, the Columbus 2020 team, or me.

More information to follow...

Best,
Michael



Michael J. Loges

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Loges, Michael J.

From: Schoeny, Steven R.
Sent: Wednesday, October 04, 2017 1:48 PM
To: Loges, Michael J.
Subject: RE: Ares - City of Columbus Final Documents

Should I get back to working on the transportation piece?

From: Loges, Michael J.
Sent: Wednesday, October 04, 2017 1:20 PM
To: Schoeny, Steven R. <SRSchoeny@columbus.gov>
Cc: Harris, Quinten L. <QLHarris@columbus.gov>; Loges, Michael J. <MJLoges@columbus.gov>
Subject: RE: Ares - City of Columbus Final Documents

Franklinton land area is — [REDACTED]

Not including...

- [REDACTED]
- [REDACTED]
- Anything from Mt. Carmel since they couldn't commit

Michael J. Loges
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Economic Development Division

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From: Loges, Michael J.
Sent: Wednesday, October 04, 2017 1:16 PM
To: Steven R. Schoeny (<srschoeny@columbus.gov> <srschoeny@columbus.gov>
Cc: Quinten L. Harris, JD/MPA (<QLHarris@columbus.gov> <QLHarris@columbus.gov>; Loges, Michael J. <MJLoges@columbus.gov>
Subject: RE: Ares - City of Columbus Final Documents

Steve —

You may be able to cherry pick from this...

The City has a vision for Amazon of a unified corporate campus at the heart of an evolving urban corridor – anchored by a tremendous neighborhood poised for market-driven infill densification and a world-renowned research institution with more than 58,000 combined undergraduate, graduate, and professional students.

Broad Street west of the Scioto River, and on the western boundary of the Central Business District, offers a robust unifier into the **East Franklinton Creative Community District** and provides a prominent and connected setting in a rapidly transforming neighborhood. Utilizing green building practices, blocks along W. Broad Street can be transformed. The progressive adaptive repurposing of a once thriving commercial corridor can host new infill midrise residential and office structures. Ample space remains along this vital east-west corridor for a high-density, green urban campus.

Franklinton offers an urban campus location within biking or walking distance of downtown Columbus and with premier transit connectivity potential to the city and region. The elegant and award-winning Scioto Greenway riverfront frames the Scioto Peninsula.

To the north of Franklinton, in the **Ohio State University's West Campus Innovation District** offers a large, ready-made site to host Amazon's research and development operations within the orbit of the Ohio State University, the state's flagship university and one of the largest university in the US. With 200 undergraduate majors and more than 250 masters, doctoral and professional degree programs, Ohio State University provides the Region with a diverse and talented workforce for the future. Ohio State awarded more than 11,600 bachelor's and associate degrees in 2015, as well as more than 4,400 advanced degrees.

Ohio State ranks No. 2 among all universities in industry-sponsored research. In 2014, \$983 million was spent for research and development, including \$478 million for federal research and \$118 million for industry-sponsored research. Ohio State is actively engaged in research partnerships with more than 340 companies located in the state of Ohio, including more than 120 in the Columbus Region.

Considering this campus configuration – East Franklinton and the Ohio State University's West Campus Innovation District – the City is pleased to offer multiple development site options that are:

- within four (4) miles of the intersection of Broad and High Streets (Columbus' main N/S and E/W crossroads in the Central Business District);
- within eight (8) miles of John Glenn Columbus International Airport; and
- within 0.6 miles of a major highway and immediately accessible from the major arterial network

To the northeast of Franklinton/Downtown lies the **Offices at Easton**. Located within one of the most desired neighborhood in Central Ohio, the primary development site option is situated adjacent to the City's premier lifestyle community, Easton Town Center. The Town Center is a short five-minute walk from the site. This indoor/outdoor retail complex is home to over 250 retail establishments and over 8.3 million SF of mixed-use development, attracting over 22.5 million visitors annually. Easton Town Center boasts over 180 stores, three on-site hotels, and variety of upscale and casual dining options.

Easton is conveniently accessible via the full cloverleaf interchange at I-270 and Morse Road and a half cloverleaf interchange at I-270. Its strategic location within Easton Town Center ensures that office tenants will be largely unaffected by visitor traffic to Easton Town Center. The selected office location at Easton along the "outer belt" near the interchange of I-270 and Easton Way enables seamless access to prominent locations in the area including John Glenn Columbus International Airport, just 2.5 miles south. Easton is still within 8.5 miles of the Scioto Peninsula and offers a five (5) minute commute to John Glenn Columbus International Airport, an eight (8) minute connection to I-71, and a 10 minute commute to Downtown Columbus.

Why are we re-hashing this here.

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Economic Development Division

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From: Loges, Michael J.
Sent: Wednesday, October 04, 2017 1:00 PM
To: 'Matt McQuade' <mmq@columbusregion.com>; Justin T. Bickle (jb@columbusregion.com)
<jb@columbusregion.com>
Cc: Loges, Michael J. <MJLoges@columbus.gov>; Quinten L. Harris, JD/MPA (QLHarris@columbus.gov)
<QLHarris@columbus.gov>; Steven R. Schoeny (srschoeny@columbus.gov) <srschoeny@columbus.gov>
Subject: Ares - City of Columbus Final Documents
Importance: High

Justin and Matt:

Please find the following documents attached:

1. Real estate site questions (site description, zoning, utilities, etc.)
2. Incentive program spreadsheet

Outstanding items and status

1. Signed offer letter – Being reviewed
2. Signed letter from Mayor Ginther – Being reviewed
3. Transportation – Being reviewed
 - a. Narrative
 - b. Supporting exhibits

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EASTON.

THE NATION'S PREMIER LOCATION FOR YOUR BUSINESS AND EMPLOYEES

amazon



EASTON.

EDUCATED WORKFORCE

The Columbus area prides itself on its 18 colleges and universities, which educate 130,000 students annually. The most notable is The Ohio State University with 58,000 students, 200 academic programs, and an unparalleled commitment to technology. Over 20,000 annual graduates fuel a highly skilled workforce.

A VIBRANT ATTRACTION

Over 300 best-in-class retail, dining, entertainment, and recreational destinations are integrated into Easton alongside the most successful office development center in Columbus, helping Amazon recruit the best talent in the Midwest.

STRONG RETENTION

Easton has transformed 1,300 acres into a cohesive group of complimentary uses that has created a convenient urban "live, work, play" neighborhood with unparalleled amenities helping Amazon retain employees.

NATIONALLY RECOGNIZED CITY FOR GROWTH

Recognized by Forbes Magazine as the #1 opportunity city in the United States and as the "Most Intelligent Community In The World" by the Intelligent Communities Forum, as state capital Columbus is home to several Fortune 500 companies featuring an affordable cost of living and a temperate climate free of natural disasters.

A PROGRESSIVE SHARED MISSION

Amazon is at the forefront of today's retail revolution. Easton fully appreciates the need for ongoing innovation and shares a common obsession over the constant and continuous improvement of each individual's customer experience. As you will see on the following pages, we believe Easton is a perfect partner for Amazon's HQ2.

One Of The Nation's Premier Master-Planned Mixed-Use Developments

Designed to accommodate a 24/7 lifestyle with a variety of "live, work, play" options, Easton is more than a vibrant mix of best-in-class shopping, unique dining and top-quality entertainment. It also serves as "Midtown" for Columbus and is Ohio's most successful center of office development.

With over 9.5 million sq. ft. of retail, office, hotel and residential properties and 30,000 employees onsite, Easton is the dominant destination for commercial activity throughout central Ohio. Easton encompasses the **walkable environment of a CBD with the added advantage of a 24-hour community**. Convenient access, robust business resources, and abundant onsite amenities foster a thriving professional community. Easton is an optimal environment to support business growth, productivity, profitability, and employee satisfaction and retention.



GREAT FOR BUSINESS

- **Award-winning master-planned development**, with state-of-the-art design. Fully developed road infrastructure, including two interchanges to I-270, means **great access and convenience for employees and visitors**. Bike lanes along Easton arteries provide increased access and complement Easton's newly implemented bike sharing program. An extensive parking system accommodates all visitors, including office users.
- Central location with average commute times of under 20 minutes to anywhere in the Columbus metropolitan area, including **15 minutes to downtown** and **7 minutes to John Glenn International Airport**.
- **Leading-edge sonic fiber networks** and **redundant electrical feeds** for robust, reliable data-communications and electrical safeguards.
- Five office districts, totaling **4.2 million sq. ft. of premium office space**, each with a distinctive identity, proximate amenities and varied price points.
- Plans and infrastructure in place for an **additional 2 million sq. ft. office expansion**, allowing for exceptional growth and occupancy.
- A current work force of **more than 30,000 employees**.



EASTON'S ACCESS, AMENITIES AND INFRASTRUCTURE MAKE IT THE MOST COMPETITIVE ENVIRONMENT TO ATTRACT AND RETAIN A TOP-QUALITY EMPLOYEE WORKFORCE

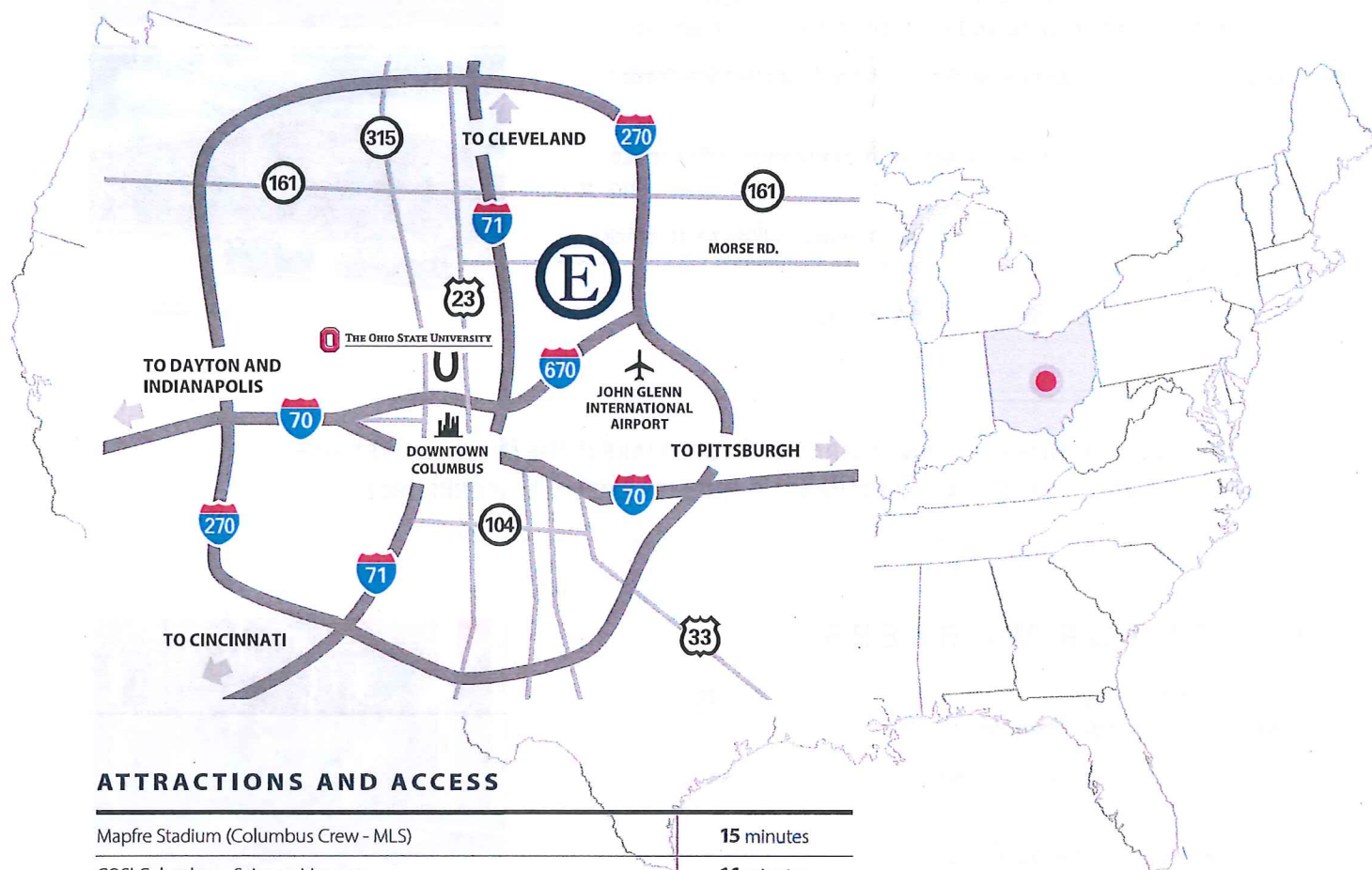
GREAT FOR WORKERS

- **40 diverse dining options** within Easton Town Center, plus **20 additional dining destinations** conveniently located throughout Easton.
- **Top 3 performing hotels in the market** to service guests' and associates' lodging and conference needs.
- The **largest 24/7 health and fitness center** in Central Ohio, along with indoor and outdoor soccer fields and ice skating rings.
- An unrivaled mix of **high-end retail, specialty and department stores** including Whole Foods, Nordstrom, Macy's, Tiffany & Co., Burberry, Apple, Louis Vuitton, Tesla, Restoration Hardware and others.
- A wide variety of **value-oriented and big box retailers** such as Target, Walmart, TJ Maxx, DSW, Costco, and Sam's Club.



Location, Location, Location

Centrally located off of I-270, Easton is just 7 minutes from John Glenn International Airport and 15 minutes from Downtown Columbus. Easton is served by two full interchanges to I-270, the "outer belt" which encircles most of Columbus and allows for reasonable commute times from the entire MSA.



ATTRACTIONS AND ACCESS

Mapfre Stadium (Columbus Crew - MLS)	15 minutes
COSI Columbus - Science Museum	16 minutes
Columbus Museum of Art	13 minutes
Downtown, City Hall, State Capital	15 minutes
Huntington Park (Columbus Clippers - MLB Triple-A Minor League)	15 minutes
King Arts Complex	14 minutes
Nationwide Arena (Columbus Blue Jackets - NHL)	16 minutes
The Ohio State University and The Schottenstein Center	16 minutes
Wexner Center for the Arts	18 minutes

Site Overview

The site plans on the previous pages illustrate over 130 acres of shovel-ready land within Easton, a 1,300-acre master-planned mixed-use project located in the city of Columbus.

As “Midtown” Columbus and the commercial core of the city, Easton has plans for significant residential growth. The first phase of a multi-phase residential (for rent and for sale) program is underway, offering Amazon a unique opportunity to achieve the ultimate pedestrian friendly live, work, play environment with capacity to meet future growth requirements. The unparalleled quality, access, infrastructure and amenities in Easton will help recruit and retain the best employees in the Midwest.

ZONING

The proposed site for the initial 500,000 sq. ft. office requirement is zoned Commercial Planned Development (“CPD”) and is **shovel-ready for development** of Phase 1 of Amazon HQ2.

OVER 5,000 RESIDENTIAL UNITS ARE PLANNED, OFFERING AMAZON A UNIQUE OPPORTUNITY TO ACHIEVE THE ULTIMATE PEDESTRIAN FRIENDLY LIVE, WORK, PLAY ENVIRONMENT WITH CAPACITY TO MEET FUTURE GROWTH REQUIREMENTS.

SHOVEL READY

The shovel-ready site has underground utilities that are extended to the site including water, sewer, gas, electric, and data. Redundant underground fiber data networks serve Easton from multiple carriers providing Amazon with unparalleled service levels and speed. In addition, **two AEP electrical substations serve Easton** ensuring maximum productivity.

OWNERSHIP

The proposed sites are owned by Morso Holding Co., a subsidiary of LBrands (NYSE: LB). LBrands is the majority owner of Easton in partnership with The Georgetown Company. Easton has a **successful track record with the City of Columbus** in developing and expanding corporate campuses, from Fortune 500 companies to large regional firms, including JPMorgan Chase, Citi, Morgan Stanley, Huntington National Bank, Alliance Data Systems, LBrands, and Abbott.



Smart City Initiative

As the winner of the U.S. Department of Transportation's Smart City Challenge, Columbus has been granted \$40 million to test driverless vehicles at Easton as part of the mass transit network.

In conjunction with Smart City funding, Columbus has received **over \$350 million in additional funding from public and private parties**, as well as support from Google's Sidewalk Labs, NXP Semiconductor, and Vulcan to integrate innovative technologies – self-driving cars, connected vehicles, and smart sensors – into Columbus's transportation network.

In the initial phase of the initiative, **Columbus plans to deploy six low-speed, electric autonomous vehicles throughout the Easton Town Center and Morse Road corridor**, improving accessibility to public transportation while connecting passengers to both retail locations and jobs.

Looking towards the future, the Smart City funding positions Columbus as one of the first MSAs to utilize autonomous vehicles as a part of its regional mass transit strategy.



Sustainability at Easton

At Easton, we believe environmental stewardship is everyone's responsibility and we are committed to finding ways to increase eco-awareness and reduce our environmental footprint. This is in keeping with Georgetown's track record of green development in partnership with the City of Columbus.

In addition to the ongoing initiatives currently underway at Easton, we look forward to collaborating with Amazon to identify and implement sustainability practices in the development of Amazon's corporate campus at Easton.

STORMWATER MANAGEMENT

Parking lots, sidewalks and tree pits throughout Easton incorporate permeable pavement systems to address the problem of storm water runoff.

PARKING STRUCTURE DESIGN

Easton's parking system features best-in-class sustainable design practices including red/green parking lights which reduce fossil fuel emissions by cutting down on the drive time of customers looking for a parking spot and high-efficiency LED lighting throughout. Furthermore, there are electric charging stations at both the Town Center and Easton Gateway for complementary guest use.

WALKABLE ENVIRONMENT WITH SUSTAINABLE TRANSPORTATION OPTIONS

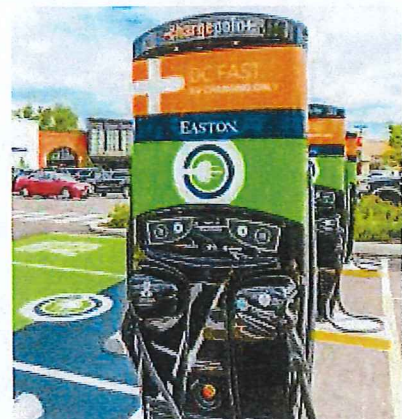
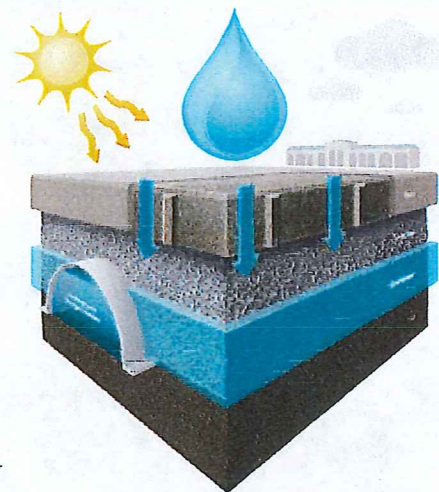
By design, employees and guests at Easton experience a walkable pedestrian-oriented environment. Visitors also have the convenience of a free electric-powered trolley and shuttle system connecting the various areas of Easton.

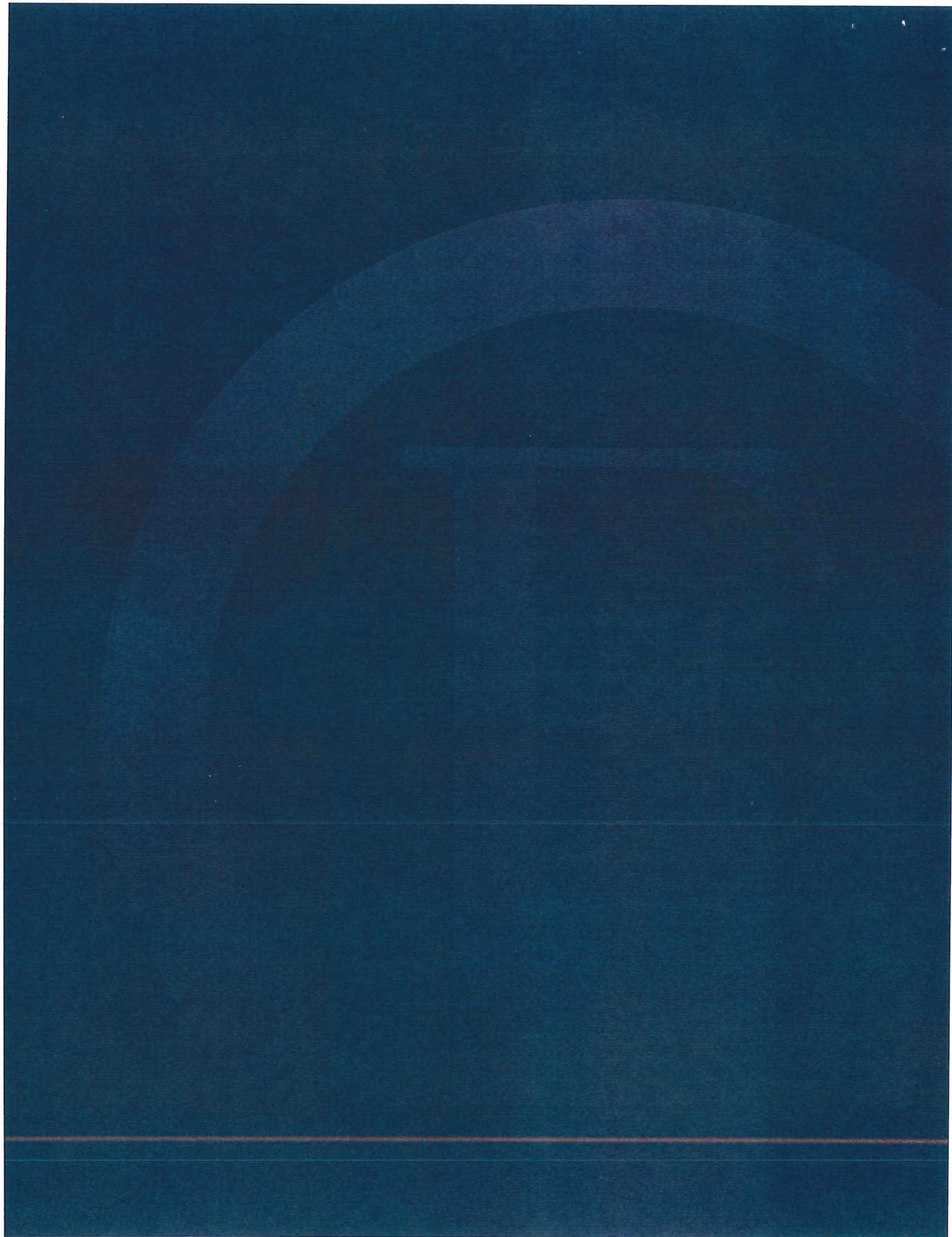
Bike lanes along Easton arteries provide increased access for riders and complement Easton's bike share program managed by Zagster. Easton also connects to the Alum Creek Bike Trail, which travels along one of Columbus' most scenic river corridors from Westerville to Three Creeks Park and provides access to multiple bike trails throughout Columbus.

LEED DEVELOPMENT TRACK RECORD

Georgetown has a strong track record of environmentally sustainable development, showcased by the adaptive reuse of the historic Lazarus Building in downtown Columbus. Today, the Lazarus Building is the largest LEED Gold certified office building in the Midwest and headquarters for the Ohio Environmental Protection agency.

Sustainable features of the project included utilization of recycled and non-toxic building materials, installation of greywater cooling and plumbing systems, and addition of a green roof to reduce building heating and cooling loads, clean and reduce storm water runoff and moderate the urban heat island effect.





A Closer Look

EXPLORE THE COMPONENTS
THAT DEFINE EASTON, THE CITY OF
COLUMBUS, AND THE STATE OF OHIO



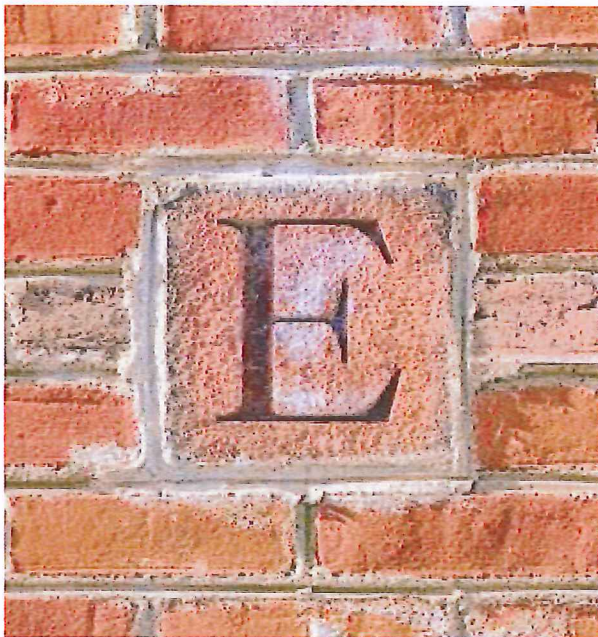
The Evolution

In the mid-1980s, LBrands (formerly Limited Brands) began acquiring land adjacent to its headquarters for future expansion of its business campus. But by 1990, Columbus' transportation infrastructure had evolved and the northeast corridor of the City experienced marked residential growth. Leslie Wexner, LBrands CEO, changed his plan. He envisioned a destination that would be at the forefront of new urbanist and smart growth developments.

LBrands partnered with New York-based developer, **The Georgetown Company**, to create an integrated commercial community. One that cohesively blended retail, office, residential, hotel, and other dynamic uses into a **premier commercial development** unlike anything central Ohio had seen before.

Together with government agencies, the team invested \$250 million to upgrade regional vehicular infrastructure making Easton the **most accessible destination in Central Ohio**. I-270 increased from 6 lanes to 12 to ensure ready access to the property. They created an **exclusive interchange to Easton** and redesigned the existing ramp at Morse Road. Additional improvements were funded by the City to execute the master-planned design, heighten accessibility, and support the creation of a memorable destination for residents and visitors alike.

With 20 years of land acquisition, infrastructure enhancements, and over **\$1.9 billion in private and public investment**, Easton came to life.



FACTS AND FEATURES

- More than **30 million visitors annually**.
- **Over 590 hotel rooms across a variety of limited and full service hotels** plus 30,000 sq.ft. of conference facilities and a 10,000 sq.ft. ballroom.
- **Over 750 residential units** ranging from garden apartments to townhomes and mid-rises, all centrally located.
- **Recreational amenities** include indoor soccer and lacrosse fields, hockey rinks, swimming pools, basketball courts, and children's parks.
- **Indoor and outdoor events** year-round such as concerts, films, art fairs, family events, and festivals.
- **30,000 employees** work at Easton each day.

The Components

PRIME OFFICE SPACE

Easton offers Class A single- and multi-tenant buildings that were master planned to accommodate multiple office requirements. From large corporate campuses to small boutique offices, Easton has a destination for your business.

Easton is served by redundant underground fiber data networks from multiple carriers including providing your business with unparalleled service levels and speed. In addition, Easton is served by two diverse AEP underground power feeds that ensure uninterrupted business and productivity. The offices at Easton feature Georgian architecture, beautiful landscapes, and plentiful parking, all in an environment that is synonymous with quality. Whether you require 1,500 sq. ft. or 1,500,000 sq. ft. Easton has exceptional office options that can be tailored to your business needs.

EASTON OVAL Easton Oval features over **1 million sq. ft. of premium office space** within six existing buildings. There are two multi-tenant buildings, plus three single tenant properties, all surrounding a seven-acre manicured park. Easton Oval offers optimal ingress and egress to I-270.

EASTON WAY Situated at Easton's front door and leading directly into Easton Town Center, the Easton Way office district is home to **three, premier multi-tenant buildings** totaling 360,000 sq. ft. These urban, pedestrian-friendly properties sit tight along Easton Way and its lush medians.

EASTON COMMONS There's nothing common about this distinguished office district featuring over **2 million sq. ft. across eight office buildings**. The largest of Easton's office districts, Easton Commons offers direct access to Easton Town Center and its premier array of dining, shopping, entertainment, lodging and other amenities.

EASTON SQUARE PLACE Easton's newest, burgeoning office district houses over 1 million sq. ft. of sophisticated Class A office buildings. The campus environment is surrounded by greenspace and includes newly delivered buildings for Alliance Data Systems and Abbott Laboratories.

EASTON TOWN CENTER In the heart of Easton's shopping and dining district, the Town Center has over 215,000 sq. ft. of **multi-tenant space, offering a pedestrian-friendly setting** and unparalleled access.

EASTON GATEWAY Located adjacent to Easton Town Center, the 40,000 sq. ft. of multi-tenant space at Easton Gateway **offers a modern industrial aesthetic in a dynamic retail environment**.





Major Office Tenants

EASTON OVAL

Huntington National Bank

McDonald's Corporation

Merrill Lynch

M/I Schottenstein Homes

Safe Auto

EASTON WAY

Centene

Prudential

Morgan Stanley Wealth Management

Regus

FIS

EASTON COMMONS

JPMorgan Chase

Citi

Lane Bryant

VSP

Morgan Stanley

EASTON SQUARE PLACE

Abbott Nutrition

Alliance Data Systems

EASTON TOWN CENTER

Fahlgren

Mission Essential Personnel

Oldcastle Materials

Rockbridge Capital

Simonton Windows

EASTON GATEWAY

RW Baird

Ohio Banker's League

RE/MAX



TOP-PERFORMING RETAIL AND MORE

With 340 tenants, Easton offers 4 million sq. ft. of the most diverse retail space in Columbus. As the dominant regional commercial destination, Easton is the premier leisure time location in central Ohio with over 30 million customer visits and more than \$750 million in sales annually.

EASTON TOWN CENTER The award-winning Easton Town Center is **1.8 million sq. ft. of pedestrian- friendly, open-air shopping, dining and entertainment.** Over 10 city-blocks long, Easton Town Center boasts an exclusive array of high-end retail, specialty and department stores, as well as stores showcasing the newest technologies. Shop Burberry, Apple, American Girl, Tiffany & Co., Macy's, Tesla, Victoria's Secret, kate spade new york, Louis Vuitton, Nordstrom, and many others. Dine at crowd pleasers like The Cheesecake Factory, Northstar Café and Coopers Hawk or Easton originals such as Bon Vie and Brio. From cafes to global cuisine, Starbucks to Smith & Wollensky, there's a place for every palate and preference.

The Town Center is **home to premier entertainment and recreational venues,** including the Funny Bone Comedy Club and Café where nationally acclaimed comedians and up-and-comers perform, the AMC Easton's 30 movie theaters with IMAX, and the area's leading health and exercise facility, Life Time Fitness.

And that's just a sample. The award-winning Easton Town Center hosts **185 tenants and counting.** Its vast offerings provide an exciting environment and experience unmatched in the Columbus market.

EASTON GATEWAY A **650,000 sq. ft. expansion of Easton Town Center,** Easton Gateway includes major tenants such as Whole Foods, Costco, REI, Dick's Sporting Goods, as well as junior anchors such as Saks Off Fifth. The project is a lower cost continuation of the dynamic retail offerings of Easton Town Center with over 40 name-brand and local retailers and restaurants including David's Bridal, Talbot's and J. Alexander's interspersed with the larger retailers in an urban, walkable environment.

EASTON MARKET This **900,000 sq. ft. power center** is located to the west of Easton Town Center. Mirroring the same **sophisticated design standards,** it spotlights retailers like Target, Lowe's, Bed Bath & Beyond, Old Navy, DSW, TJ Maxx, and Staples. In addition, the 75,000 sq. ft. Chiller ice skating facility and the 45,000 sq. ft. Resolute Athletic Complex indoor sports facility are located here.

EASTON SQUARE To the north of the Town Center, Easton Square gives shoppers access to prominent big-box retailers like Walmart, Sam's Club, and Best Buy. This 580,000 sq. ft. development rounds out the **diverse assortment and accessibility of retail options** Easton provides consumers.





TIFFANY & Co.



American Girl

BURBERRY

TARGET

LOUIS VUITTON

H&M

TUMI

BOSE



NORDSTROM

VICTORIA'S SECRET



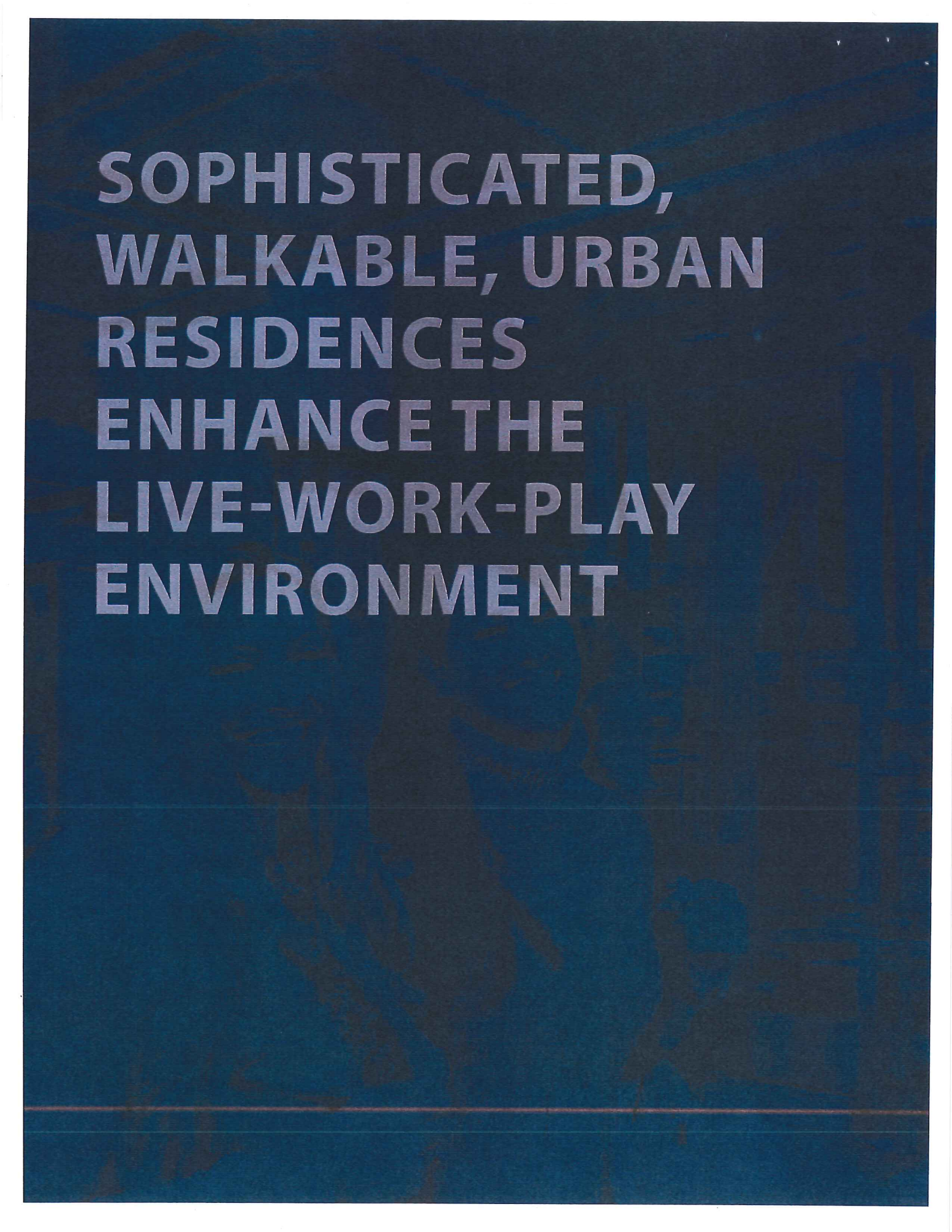
L.L.Bean

TESLA

WHOLE
FOODS
MARKET

SHINOLA

Smith & Wollensky



**SOPHISTICATED,
WALKABLE, URBAN
RESIDENCES
ENHANCE THE
LIVE-WORK-PLAY
ENVIRONMENT**

RESIDENTIAL

Luxury Residences

Easton's exclusive selection of luxury rentals features over 750 units and 14 distinctive floor plans. With lush courtyards and tree-lined streets, Easton offers suburban comfort in a sophisticated urban community.



Enjoy a private clubhouse, resort-style pool, 24-hour fitness center, concierge services, and even an onsite spa and salon. And all of these conveniences are **within walking distance of Easton Town Center.**

**THE HILTON AT EASTON
IS ONE OF THE TOP-
PERFORMING HILTONS
NATIONWIDE, FEATURING
MODERN CONFERENCE,
MEETING AND
BALLROOM FACILITIES**

HOTEL

Our Hotels are Rated #1 by STAR*

Easton visitors can choose from three upscale, diverse lodging options that can accommodate a variety of budgets and preferences. Each hotel is top-performing in its respective peer group, and ranks #1 in the STAR ratings. In addition to all-inclusive guest suites, there are flexible meeting and ballroom facilities with modern business conveniences for event needs.



THE HILTON AT EASTON

Just east of the Town Center, the Hilton boasts **345 luxury rooms** including 750 sq. ft. suites and executive club level accommodations. The property features a **30,000 sq. ft.**

adjoining conference center, 10,000 sq. ft. ballroom, an indoor swimming pool and gym, a sophisticated lobby bar, and various onsite dining and entertainment venues. The **AAA Four Diamond-rated** Hilton at Easton is one of the top-performing Hiltons nationwide.



THE COURTYARD BY MARRIOTT

To the west of Easton Town Center is the Courtyard by Marriott.

In addition to **125 all-inclusive guest rooms**, The Courtyard provides an indoor pool and hot tub, spacious meeting facilities, and a fitness room. Highlights also include an onsite Starbucks, complimentary parking, and the Bistro restaurant and bar.



THE RESIDENCE INN

Adjacent to The Courtyard, The Residence Inn has 120 spacious guest rooms, particularly suited to longer term visitors. The

fully-equipped suites feature a kitchen, office and sleeping quarters. The hotel also includes an outdoor pool and hot tub, ample meeting facilities, and a fitness room. A daily hot breakfast buffet and social activities enhance the Residence Inn experience.



*STAR ratings as per STR Global

The City of Columbus

Ohio's capital is nationally recognized for economic growth, low unemployment and a rich entrepreneurial spirit. It is home to preeminent schools and universities. It's a hub of cultural activity. And its location is within a day's drive of half of the population of the United States. In fact, if you were to balance the nation's population on a single point, Columbus is near that point.



The City is at the foundation of a diverse economy. Columbus leads the Midwest in key industries including education, logistics, professional/financial services, retail, insurance, healthcare, and food services. And with 18 colleges fueling a highly educated workforce, it's no wonder many of Ohio's most prestigious corporations establish headquarters here. Even some of the nation's most recognizable brands call Columbus home.



COLUMBUS IS HOME TO SEVERAL FORTUNE 500 COMPANIES, OFFERS AN EDUCATED WORKFORCE, AS WELL AS AN AFFORDABLE COST OF LIVING AND A TEMPERATE CLIMATE FREE OF NATURAL DISASTERS.



Overview and Geography

Named for the famed explorer Christopher Columbus, Ohio's capital city was founded in 1812 at the confluence of the Scioto and Olentangy Rivers.

Columbus currently has a metro area population of approximately 2.1 million, and ranks as the 15th largest city in the United States. It is **the fastest growing in the Midwest** and has frequently been placed in **Money Magazine's top 10 big cities for its quality of life, affordability and wide range of employment opportunities.**

Columbus is near the geographic center of Ohio, **within 24 hours drive of half of the population of the United States.** Anchoring the upper Midwest, it's approximately 350 miles southeast of Chicago, 600 miles southwest of New York, and 600 miles north of Atlanta. Columbus' central location and a strategic network of interstate highways ensure that **all of Ohio's destinations are within a two-hour drive.** The City is bisected by I-70 which runs east-west and I-71 which runs north-south. I-270, known as the "outer belt" encircles most of the City and borders Easton Town Center. Together, this intuitive system of roadways makes navigating Columbus, and Ohio, easy and efficient.



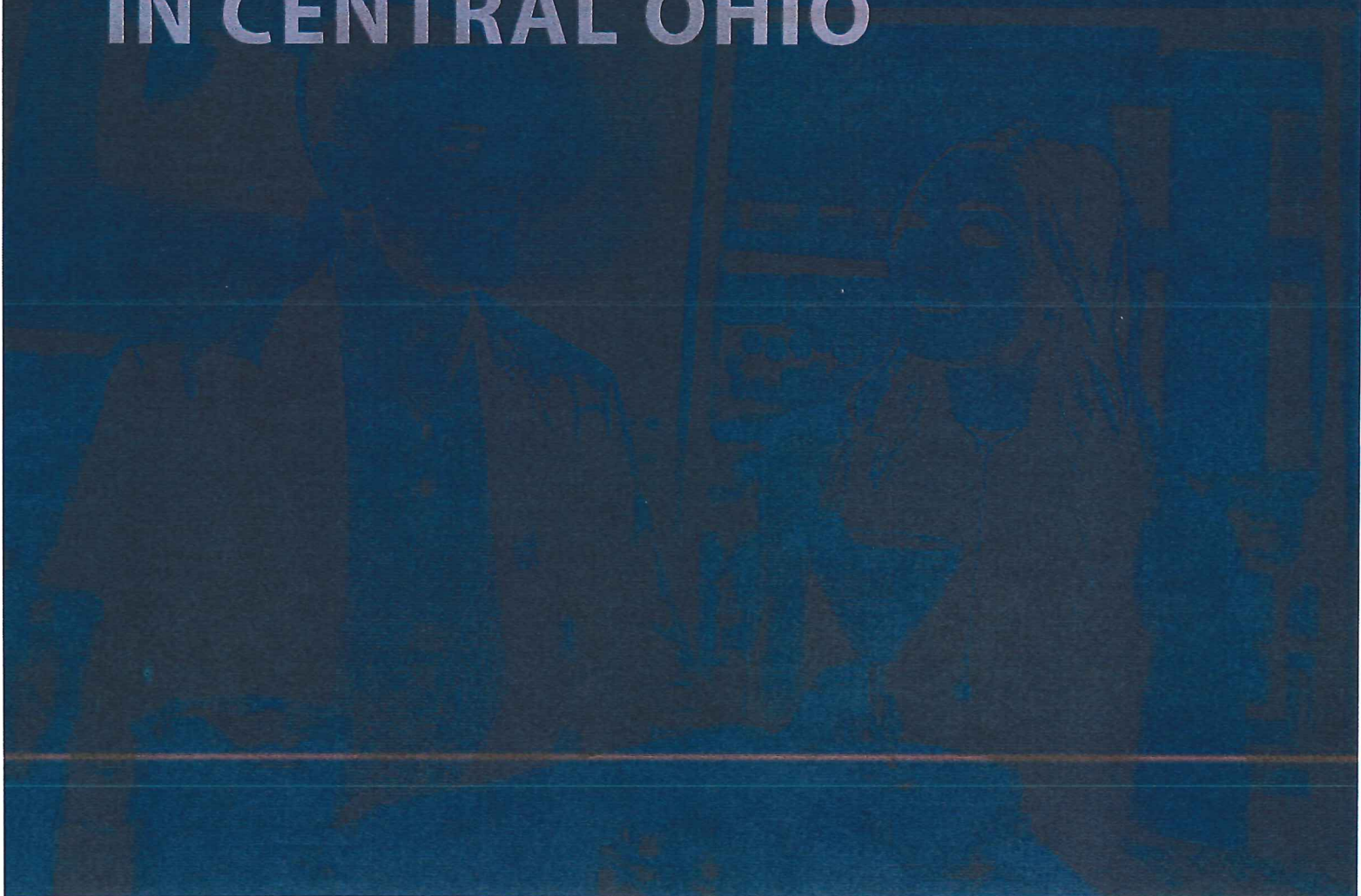
Fortune 1000 Companies Headquartered in Columbus

Abercrombie & Fitch
 Alliance Data offices located at Easton
 American Electric Power
 Cardinal Health
 DHL Supply Chain
 Emerson Network Power
 Huntington Bank offices located at Easton
 L Brands Inc. offices located at Easton
 Nationwide Insurance
 Safelite Group, Inc.
 Wendy's International
 Worthington Industries

Columbus Metro Area Largest Employers

EMPLOYER	METRO AREA RANK	EMPLOYEES
1 The Ohio State University		30,963
2 The State of Ohio		23,859
3 OhioHealth		19,936
4 JPMorgan Chase & Co.		19,200
5 United States Government		13,800
6 Nationwide Insurance		13,000
7 Honda of America		10,701
8 Kroger		10,240
9 Mount Carmel Health Systems		8,818
10 City of Columbus		8,500

**18 COLLEGES AND
UNIVERSITIES PRODUCES
OVER 20,000 GRADUATES
ANNUALLY, FUELING
A HIGHLY SKILLED
WORKFORCE LOCATED
IN CENTRAL OHIO**



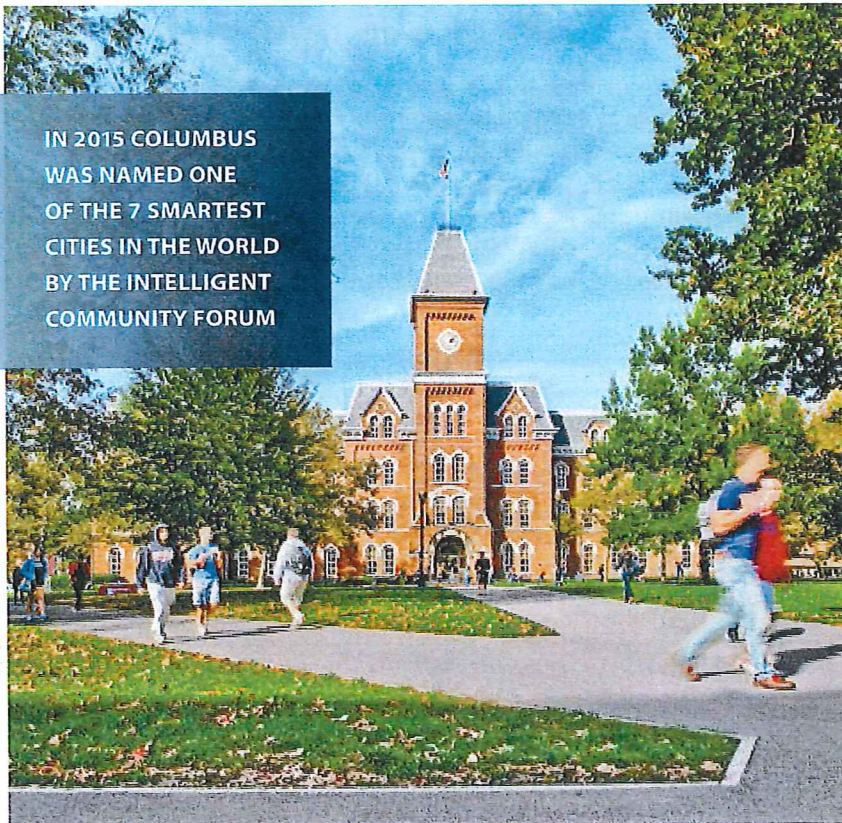
Education and Research

The area prides itself on its 18 colleges and universities, which educate approximately 130,000 students annually. The most notable is The Ohio State University, one of the nation's largest colleges. OSU boasts an enrollment of 58,000 students, 200 academic programs, and an unparalleled commitment to research.

OSU cultivates a diverse and highly educated workforce. It is an economic force in the region, with a budget of \$5.7 billion and a payroll of over \$1.4 billion.

The Ohio State University **Comprehensive Cancer Center is one of only 46 comprehensive cancer centers** in the nation and one of the only freestanding cancer centers in the Midwest. Columbus is also home to the **Battelle Memorial Institute, the world's largest non-profit research organization**, which explores emerging areas of science and technology.

IN 2015 COLUMBUS
WAS NAMED ONE
OF THE 7 SMARTEST
CITIES IN THE WORLD
BY THE INTELLIGENT
COMMUNITY FORUM



Selected List of Colleges and Universities in Central Ohio

SCHOOL	ENROLLMENT
The Ohio State University	58,000
Columbus State Community College	25,900
Franklin University	5,100
Ohio Christian University	4,200
Central Ohio Technical University	3,500
Capital University	3,400
Otterbein University	2,800
Ohio Dominican University	2,500
Denison University	2,200
Ohio Wesleyan University	1,600
Columbus College of Art & Design	1,100



Economy and Employment

In 2016, Columbus earned the **top** spot in Forbes' annual list of **Best Opportunity Cities**. The ranking examines **business** and living costs, job growth (both past and projected), income growth, educational attainment, and projected economic growth.

Corporate Headquarters Located in Columbus

JPMorgan Chase & Co.

Nationwide

L Brands Inc.

Cardinal Health, Inc.

Huntington Bancshares Incorporated

American Electric Power Company, Inc.

Abercrombie & Fitch Co.

Battelle

Teleperformance USA, Inc.

Vertiv Co.

Safelite Group, Inc.

Worthington Industries, Inc.

Ariel Corporation

CareWorks MCO

Big Lots, Inc.

The Scotts Miracle-Gro Company

State Auto Financial Corporation

Grange Mutual Casualty Group

Lancaster Colony Corporation

Mettler-Toledo International Inc.

DSW Inc.

iQor US Inc.

Aerotek

White Castle System, Inc.

PCCW Teleservices

A national survey conducted by Bloomberg also recognized **Columbus' strong and diverse economy, ranking it among America's Economically Strongest Metro Areas**. The City is an innovative economic center with the capacity to compete in new industries on a global level and has over 450 international firms. In addition to hosting numerous Fortune 1000 companies, **Columbus has over 120 million sq. ft. of warehouse and distribution space**, making it one of the most important distribution centers in the United States. **Columbus is also home to more than 50 life, health and casualty companies, and several banking institutions**. It's a burgeoning technological center, given the presence of a leading research university, inexpensive and reliable utilities, and superior data backbone/infrastructure. Moreover, the City is a major incubator of retail chains, serving as the origin of many of the country's most recognized companies in the apparel and food industries.

The presence of industry-leading companies and a rich entrepreneurial spirit bolster Columbus' **reputation as a corporate center and draw young professionals to the area**. CBRE named Columbus as the top Secondary Market for Tech Talent in 2016. Furthermore, the City's unemployment rate is consistently lower (just 3.9% in December 2016) than both the state of Ohio and the national average. Urban Land Institute named Columbus the #1 Market to Watch in the United States due to the emergence of entrepreneurial activity fueled by the university and graduates.



Lifestyle

Columbus residents enjoy an astonishing array of recreational and cultural activities. The area has an abundance of local rivers and reservoirs and the highest number of parks per capita of any major U.S. city. Columbus experiences all four seasons and a wealth of related activities year-round.

For the arts aficionado, **Columbus is rated one of the nation's best metro areas for the arts** by AmericanStyle Magazine. The Columbus Symphony Orchestra plays year-round, including a series of outdoor events in the summer. The Columbus Association for the Performing Arts brings Broadway's hottest shows to Columbus, in addition to films and other theatrical events. BalletMet ranks among the country's largest dance companies. And Opera Columbus, the only opera company in central Ohio, presents leading operatic artists.

Columbus was ranked America's Best Place to Raise Kids by Business Week. The Columbus Zoo is the **third largest municipally-owned zoo in North America**.

National Media Recognition
of the City of Columbus

#1 OPPORTUNITY CITY IN THE UNITED STATES

FORBES

MOST INTELLIGENT COMMUNITY IN THE WORLD

INTELLIGENT COMMUNITIES FORUM

#1 CITY IN THE US FOR WAGE GROWTH

U.S. LABOR DEPARTMENT

#1 CITY IN THE MIDWEST FOR POPULATION GROWTH

U.S. CENSUS BUREAU

#1 CITY IN THE MIDWEST FOR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

#1 CITY IN THE MIDWEST FOR GDP GROWTH

U.S. BUREAU OF ECONOMIC ANALYSIS

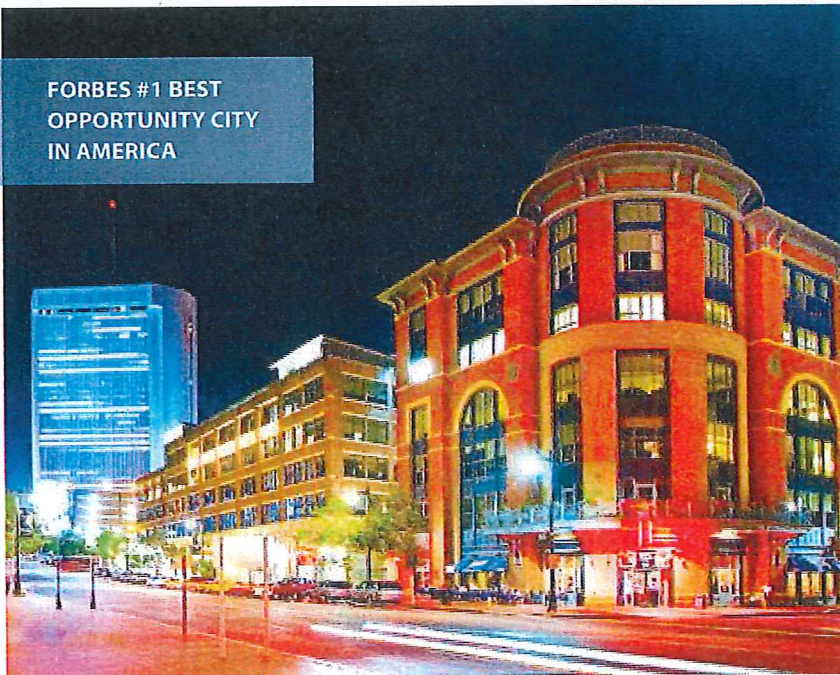
#7 BEST CITY FOR YOUNG PROFESSIONALS

FORBES 2016

TOP 10 MOST LIVABLE CITY

CNN

FORBES #1 BEST
OPPORTUNITY CITY
IN AMERICA



Attractions

BalletMet Columbus

Center of Science and Industry

Contemporary American Theatre Company

Columbus Association of Performing Arts

Columbus Children's Theatre

Columbus Gay Men's Chorus

Columbus Jazz Orchestra

Columbus Museum of Art

Columbus Symphony Orchestra

Franklin Park Conservatory

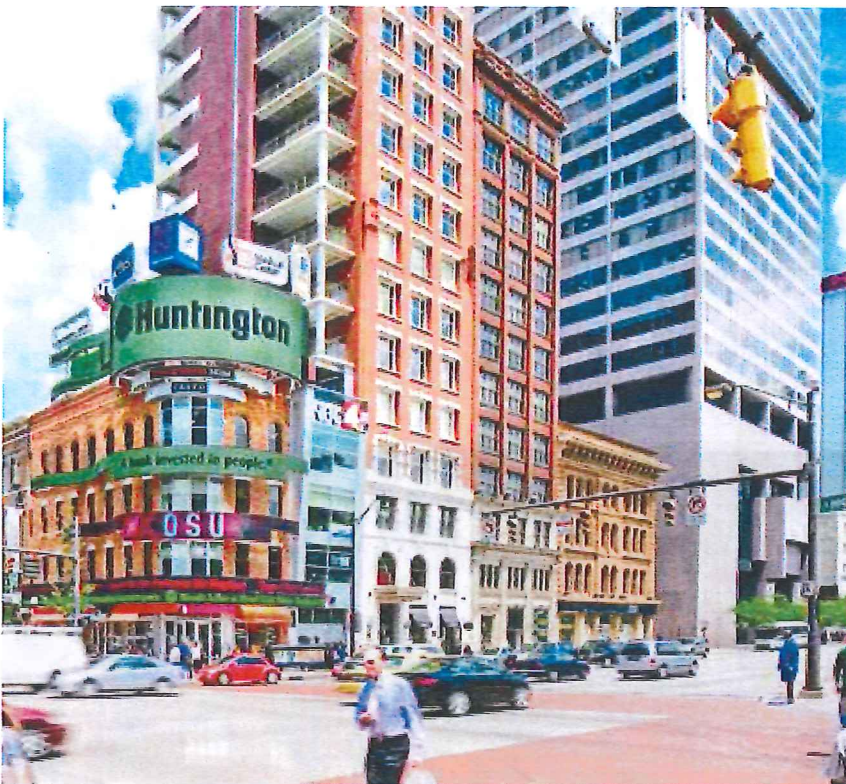
The Memorial Golf Tournament

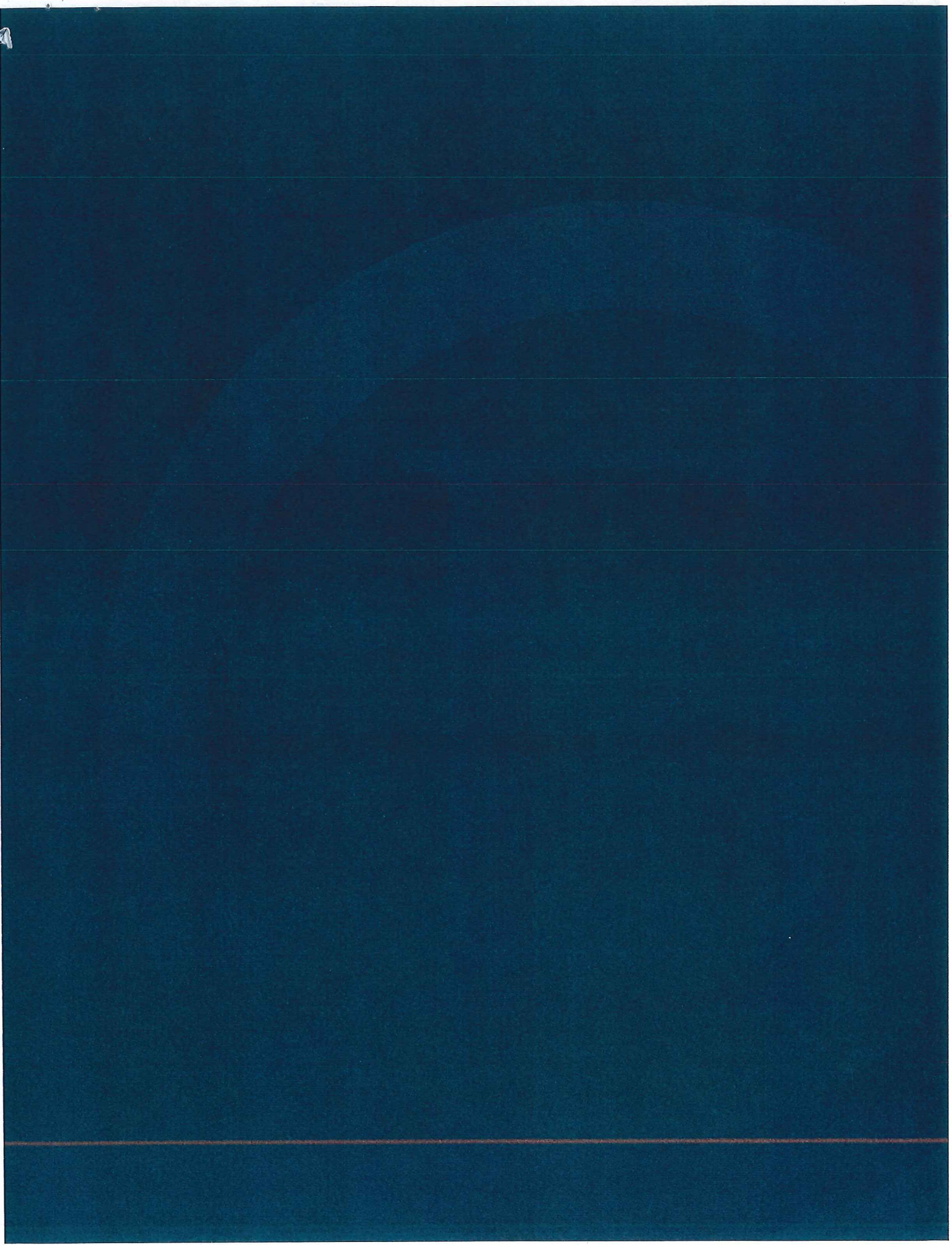
Opera Columbus

Wexner Center for the Arts

For science fans, Columbus also boasts a state-of-the-art, interactive, 320,000 sq. ft. Center of Science and Industry, ranked the Best Super Specialty Museum in the Nation for Children by Child Magazine. And the Wexner Center for the Arts features a compelling mix of exhibitions, films, lectures, concerts and more.

The Ohio State Buckeye football team and its Ohio Stadium, are nationally known. Nationwide Arena is home to the Columbus Blue Jackets of the National Hockey League. In the warmer months, you can catch The Columbus Crew Major League Soccer team in action at Mapfre Stadium, or the Columbus Clippers Triple A baseball team at the new Huntington Park. And if you're a golf fan, you know all about the annual Memorial Golf Tournament at Muirfield Village, widely considered to be Jack Nicklaus' best designed golf course.





EASTON.

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